

विकास योजना - कन्नड (वाढीव क्षेत्र)

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना  
अधिनियम, १९६६ चे कलम-३१ नुसार  
मंजूरी व पुनर्प्रसिद्धी..

**महाराष्ट्र शासन  
नगर विकास विभाग**

शासन निर्णय क्र.टिपीएस-३००५/५३५२/प्र.क्र.२०५/२००५/नवि-३०.

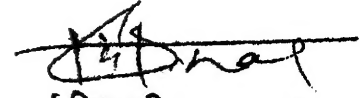
मंत्रालय, मुंबई - ३२.

दि. २९ जून, २००६.

- हा :- १) मुख्याधिकारी, कन्नड नगर परिषद, जिल्हा औरंगाबाद यांचे पत्र क्र.  
वियो/कन्नड/वाक्षे/अंतिम मंजूरी/०५/२९४७, दिनांक २७ सप्टेंबर, २००५  
२) संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांचे पत्र  
क्र.विधो/कन्नड(वा.क्षे.)/छाननी/टोपीव्ही-५/९५८९, दिनांक २१ डिसेंबर, २००५.

**शासन निर्णय :-** सोबतची अधिसूचना/सूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

  
[ शिवाजी पाटणकर ]

महाराष्ट्र शासनाचे अवर सचिव

प्रत,

विभागीय आयुक्त, औरंगाबाद विभाग, औरंगाबाद.

जिल्हाधिकारी, औरंगाबाद.

संचालक नगररचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक नगररचना, औरंगाबाद विभाग, औरंगाबाद.

सहायक संचालक नगररचना, औरंगाबाद शाखा, औरंगाबाद.

मुख्याधिकारी, कन्नड नगर परिषद, जिल्हा औरंगाबाद.

व्यवस्थापक, शासकीय मुद्रणालय औरंगाबाद.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना/सूचना महाराष्ट्र शासन राजपत्राच्या  
औरंगाबाद विभाग पुरवणीमध्ये प्रसिद्ध करून त्याच्या १० पती या विभागास, प्रत्येकी ५ प्रती  
संचालक नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक नगररचना, औरंगाबाद विभाग,  
औरंगाबाद यांना पाठवाव्यात.

कक्ष अधिकारी, (नवि-२९) यांना विनंती करण्यात येते की, त्यांनी प्रस्तुत अधिसूचना वेबसाईटवर  
प्रसिद्ध करावी.

निवड नस्ती, कार्यासन नवि-३०.

**Revised Development Plan -  
Kannad (A.A.)**

Sanction under section 31 of  
Maharashtra Regional & Town  
Planning Act, 1966.

**NOTIFICATION**

**Urban Development Department,  
Mantralaya, Mumbai-400 032.  
Date :- 29 th June, 2006**

**Maharashtra Regional and Town Planning Act, 1966.**

**No. TPS-3005/1352/CR-205(A)/2005/UD-30:-** Whereas Kannad Municipal Council (hereinafter referred to as 'the said Municipal Council') being the planning authority for the area under its jurisdiction vide its resolution No.3, dated 7<sup>th</sup> June, 2000 made a declaration under section 34 read with sub-section (1) of section (23) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act') of its intention to prepare the development Plan of the additional area of Municipal Council (hereinafter referred to as 'the said Area') and a notice to that effect was published in Maharashtra Government Gazette Part-I, Aurangabad Division Supplement, dated 13<sup>th</sup> July, 2000;

And whereas, the said Municipal Council, after carrying out the necessary surveys of the said area, prepared the Draft Development Plan of Kannad (Additional Area) (hereinafter referred to as the 'said Development Plan') and notice to that effect was published in the Maharashtra Government Gazette part-I, Aurangabad Division supplement dated 25<sup>th</sup> August, 2003, on page No.25 and 26, for inviting objections and suggestions on the said Development Plan;

And Whereas, the said Municipal Council, after following procedure as per Section 28 and 30 of the said Act and has submitted the Draft Development plan to the State Government for sanction as required under sub-Section (1) of Section 30 of the said Act on 7<sup>th</sup> October, 2005;

And whereas the Government of Maharashtra after making necessary inquiries and consulting with the Director of Town Planning, Maharashtra State, Pune decided to sanction the said Development Plan, excluding the part (shown bounded in Mauve colour) on the said Development Plan (hereinafter referred to as 'the said excluded part') ;

Now therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and of all other powers enabling it in that behalf. the Government of Maharashtra hereby -

- a) Sanctions part of the said Development plan of Kannad (Additional Area) excluding the said excluded part shown bounded in Pink colour (numbered as EP-1, EP-2,.....) on the said Development Plan ;
- b) Fixes the 15 th August, 2006 to be the date on which Final Development Plan of Kannad (Additional Area) (excluding the said 'excluded part') of the said Development Plan) shall come into force .

Note :-

i) The aforesaid final Development Plan of Kannad (Additional Area) as sanctioned by the State Government shall be kept open for inspection by the public during working hours on all working days for a period of 1 year in the office of the Chief Officer, Kannad Municipal Council, Dist. Aurangabad.

ii) The reservation of sites, allocations etc. which have not appeared in Schedule-I are hereby sanctioned for the respective purposes as designated in the Development Plan.

iii) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to the actual measurements on site as per boundaries shown on the final Development Plan.

iv) Those open spaces from sanctioned layout that are earmarked as Existing Open Space (in Green colour) on Development Plan are treated as Residential Zone.

v) Draftsman's errors which are required to be corrected as per actual situation on site/or as per survey records, sanctioned layouts, etc. shall be corrected by the Chief Officer, Municipal Council, Kannad after due verification and prior approval of Director of Town Planning, Maharashtra State, Pune.

vi) The private or rental premises designated in Public Semi-Public Zone will continue to be in this zone as long as Public-Semi Public user exists, otherwise these lands shall be considered to be included in adjoining major use zone.

vii) This Notification is also available on Departments web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in).

**By order and in the name of Governor of Maharashtra.**



**( Shivaji Patankar )**

**Under Secretary to Government..**

**Development Plan-Kannad (A.A.)**

Republication of the modifications of substantial nature under section 31 of Maharashtra Regional & Town Planning Act, 1966.

**NOTICE**

**Urban Development Department,  
Mantralaya, Mumbai-400 032.**

**Date :- 29 th June, 2006.**

**Maharashtra Regional and Town Planning Act, 1966.**

**No.TPS-3005/1352/CR-205(B)/2005/UD-30:-** Whereas Kannad Municipal Council (hereinafter referred to as 'the said Municipal Council') being the planning authority for the area under its jurisdiction vide its resolution No.3, dated 7<sup>th</sup> June, 2000 made a declaration under section 34 read with sub-section (1) of section (23) of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act') of its intention to prepare the development Plan of the additional area of the said Municipal Council (hereinafter referred to as 'the said Area') and a notice to that effect was published in Maharashtra Government Gazette Part-I, Aurangabad Division Supplement, dated 13<sup>th</sup> July, 2000;

And whereas, the said Municipal Council, after carrying out the necessary surveys of the said area, prepared the Draft Development Plan of Kannad (Additional Area) (hereinafter referred to as the 'said Development Plan') and notice to that effect was published in the Maharashtra Government Gazette part-I, Aurangabad Division supplement dated 25<sup>th</sup> August, 2003, on page No.25 and 26, for inviting objections and suggestions on the said Development Plan;

And whereas, the said Municipal Council, after considering the Suggestions and Objections received made certain modifications under Section 28 (4) in the said Development Plan.

And Whereas, the said Municipal Council, after following procedure as per Section 28 and 30 of the said Act and has submitted the Draft Development plan to the State Government for sanction as required under sub-Section (1) of Section 30 of the said Act on 27<sup>th</sup> September 2005;

And whereas, the Government of Maharashtra, vide its Notification No. TPS-3005/1352/CR-205(A)/2005/UD-30, dated 29 th June, 2006 has sanctioned part of the said Development Plan of Kannad (Additional Area) excluding the part shown bounded in mauve colour on the said Development Plan (numbered as EP-1, EP-2 etc.) (hereinafter referred to as the 'said excluded part');

And whereas, the Government of Maharashtra has proposed certain modifications in the said excluded part of the said Development Plan of Kannad (Additional Area) which are considered to be of substantial nature ;

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra, hereby-

a) gives a notice announcing it's intention to make certain modifications in the said Development Plan as described in the Schedule appended hereto ;

b) directs that, a copy of the said excluded part showing proposed modifications in Mauve colour should be kept open for public inspection on all working days in the office of the -

- i) The Chief Officer, Kannad Municipal Council, Dist. Aurangabad.
- ii) The Deputy Director of Town Planning, Aurangabad Division, Aurangabad.

c) Invites suggestions and objections from any person in respect of proposed modifications within a period of 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette ;

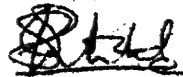
d) Appoints the Deputy Director of Town planning, Aurangabad Division, Aurangabad as an officer under section (2) of section 31 of the said Act ;

e) The Deputy Director of Town Planning, Aurangabad Division, Aurangabad is directed to hear any such person in respect of suggestions and objections received by him in above stipulated period and submit his report thereon to the Government of Maharashtra.

Any suggestions or objections which may be received by the Deputy Director of Town Planning, Aurangabad Division, Housing Board Building, 2<sup>nd</sup> Floor, near Printravel Hotel, Station Road, Aurangabad from any person in respect of the proposed modifications, in writing within the aforesaid period, will be duly considered by him.

**NOTE** - This Notice is also available on Departments web site [w.w.w.urban.maharashtra.gov.in](http://w.w.w.urban.maharashtra.gov.in)

**By order and in the name of Governor of Maharashtra.**



**( Shivaji Patankar )**

**Under Secretary to Government.**

**SCHEDULE OF MODIFICATIONS OF SUBSTANTIAL NATURE**  
**Development Plan, Kannad (Additional Area) Dist.-Aurangabad**

**Accompaniment of Notification No. No. TPS-3005/1352/CR-2005(B)/2005/UD-30**

**Dated 29<sup>th</sup> June, 2006.**

Sr. No	Excluded part No.	Site No. / Location	Proposal as plan published U/s 26 of M.R. & T.P Act 1966	Proposal as per plan submitted to Government for sanction U/s 30 of M.R. & T.P Act 1966	Modification of substantial nature as proposed by the Government.
1	2	3	4	5	6
1	EP-1	Site No.7 "Primary School & Play Ground"	Site No. 7 "Primary School & Play Ground"	Site No.7 "Primary School & Play Ground"	Site No.7 "Primary School & Play Ground" is proposed to be shifted in Survey No.14 in the Northern portion of Site No. 9 "Garden" as shown on plan and the land so released under Site No.7 is proposed to be included in Residential Zone. The boundary of Site No.9 "Garden" is proposed to be redefined accordingly, as shown on Plan.
2.	EP-2	12.00 mt. wide Development plan Road from the Southern boundary of Site No. 31 from Hivarkhedu Road to boundary of Survey No. 26	12.00 mt. wide Development plan Road	12.00 mt. wide Development plan Road	12.00 mt. wide Development plan Road is proposed to be widened to 18.00 mt. & alignment of this road is proposed to be extended up to North-South 18.00 m. wide Development plan Road as shown on the plan.
3.	EP-3	12.00 mt. wide East-west Development plan Road from the Southern boundary of Site No. 28, 12.00 mt. wide East-West Development plan Road from the Southern boundary of Site No.29 & 12 mt wide North-South Development plan Road joining as a link as above mentioned parallel Roads.	12.00 mt. wide Development plan Road	12.00 mt. wide Development plan Road	12.00 mt. wide Development plan Roads are proposed to be widened to 15.00 m. wide Development plan Road as shown on plan.

4.	EP-4	Existing East-West Road towards Northern boundary of Sane Guruji High School joining Hivarkhedu Road & College Road.	Existing Road towards Northern boundary of Sane Guruji High School.	Existing Road is proposed to be widened as 9.00 m. wide D.P. Road as shown on plan.
5.	EP-5	Existing East-West Road from Survey No. 37 from Hivarkhedu Road to Municipal boundary	Existing East-West Layout Road in Survey No. 37.	Existing layout Road is proposed to be widened as 9.00 mt. wide Development plan Road as shown on plan.
6.	EP-6	Existing lay out Road in Survey No 12 towards Northern boundary of Existing High School.	Existing Layout Road in Survey No. 12	Existing layout Road is proposed to be widened as 9.00 mt. wide Development plan Road as shown on plan
7.	EP-7	Existing Road from Survey No.12 towards West boundary of Existing High School joining to N.H.211	Existing Road in Survey No.12	Existing Road is proposed to be widened as 9.00 mt. Development plan Road as shown on plan.
8.	EP-8	Survey No.30 Mauza Kannad Site No. 31 "Thick Tree Plantation & rock Garden" Site No.32 "Government Offices & Staff Quarters" Site No.33 "Police Offices & Staff Quarters"	Site No. 31 "Thick Tree Plantation & rock Garden" Site No. 32 (Government Offices & Staff Quarters" Site No.33 "Police Officer & Staff Quarters"	New Reservation for "Rural Health Centre" (Site No.33 A) is to be proposed along 12.00 mt. wide East-West road. as shown on plan. Due to this new reservation, area and shape of Site No.31, 32 and 33 are redefined as shown as plan.
9	EP-9	Site No.17 "High School & Play Ground"	Site No.17 "High School & Play Ground"	The area admeasuring about 1.00 Ha. under Site No. 17 is proposed to be retained as Site No.17 "High School & Play Ground" and remaining area is proposed to be deleted and included in Residential Zone as shown on plan.

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**विकास नियंत्रण नियमावलीबाबत..**

<b>PROPOSED MODIFICATIONS TO DEVELOPMENT CONTROL RULES.</b>	
<b>EP 10</b>	Following new definition is proposed to be added as Definition No. 2.5 A :- <b>Floor Space Index (FSI) :-</b> The quotient obtained by dividing the total built up area on all floors excluding areas as given in bye law No.20.6.2 by the area of the plot. <b>FSI = <math>\frac{\text{Total Built up Area on all floors}}{\text{Plot Area}}</math></b>
<b>EP 11</b>	Following new item is proposed to be added after Rule No. 5.1 (e) (xi) <b>5.1 (e) (xii) :</b> Give particulars of the parking provided and required under Regulation No. 21.
<b>EP 12</b>	Rule No.9.4 is proposed to be deleted.
<b>EP 13</b>	Following new entry proposed to be added after Rule No.20.7.2 (e) :- <b>New Rule No.20.7.2 (f) :</b> Area of one fitness centre for a Co-op. Housing Society or Apartment Owners Association as provided in Sub-regulation 22.11.3 (Ref.Government In Urban Development Department, Order No.TPB 4303/13/CR-249/03/UD-11, dated 17 <sup>th</sup> June 2004.)
<b>EP 14</b>	Following new Sub-regulation vide No.22.11.3 is proposed to be added after sub-regulation No.22.11.2 :- <b>New Sub Regulation No. 22.11.3 :</b> In every residential building constructed or proposed to be constructed for the use of a Co-operative Housing Society or an Apartment Owners Association; a fitness centre room will be permitted. The area of the room shall be limited to 2 (two) percent of the total built up area of building or 20 Sq.Mt. whichever is more. It shall not be used for any other purpose except for fitness activities and its ownership shall vest to Society or Association. (Ref.Government In Urban Development Department, Order No.TPB 4303/13/CR-249/03/UD-11, dated 17 <sup>th</sup> June 2004.)
<b>EP 15</b>	Appendix C is proposed to be amended as under :- a) In paragraph C-2 under the heading "ARCHITECT" in sub-paragraph C-1.1 under the heading "Qualification" the words and letters "Schedule XIV of" the words "the SCHEDULE" shall be substituted; b) In Paragraph C-6, under the heading "LICENSE". c) In sub-paragraph C-6.1 under the heading "Technical Personnel to licensed" after the words "Calendar Year" the words figures and letters "ending on the 31 <sup>st</sup> of December", shall be inserted; d) to sub-paragraph C-6.2, under the heading "Licensing fees", the following proviso shall be added at the end, namely - " Provided that an architect duly registered with the Council of Architecture constituted under the Architect Act, 1972 (20 of 1972) shall not be required to pay any licensing fee" (Ref. : Government In Urban Development Department, Notification No.TPB-4383/4089/UD-5, dated 21 <sup>st</sup> May, 1987)
<b>EP 16</b>	<b>B) New Subrule No.G-6.3 :-</b> Preparation of "Bedana " from grapes. (Ref: DTP,MS,Pune's Circular No.DCR/TPV7/4881,Dated 26 <sup>th</sup> September 1997)
<b>EP 17</b>	<b>G-6.1 (11) :</b> Industrial use (may be permitted as per rules of Standardised Building Bye Laws and Development Control Rules for B class Municipal Council) न विकास क्षेत्र औद्योगिक वापर अर्थात करण्यासाठी प्रमाणित विकास नियंत्रण विभागातील G-6 मध्ये G-6.1(8) खालील वापर (Work) समाविष्ट करणे योग्य वाटते
<b>EP 18</b>	After Rule No. G-7.1 of Bye law No. 20.1 of Bye laws of D.C.Rules following new rule is proposed to be added. <b>New Rule No. G-8-1 :-</b> The lands of Government / Semi Government / Public Institutions which are included in Public Semi public zone commercial use shall be allowed subject to following conditions :- 1) Maximum 15% of the existing built up area may be allowed for commercial purpose.



- 2) Commercial use shall be permitted along the roadside.
- 3) Separate access shall be required for both the uses. (Public Semi public use and commercial use)
- 4) Basement shall not be permitted.
- 5) Openings on rear side facing towards remaining premises shall not be allowed (closed by dead wall)

**EP 19** नगर परिषदेने प्रस्तावित के ल्याप्रमाणे समावेशक आरक्षणाची नियमावली Appendix M प्रमाणित विकास नियंत्रण नियमावलीत समाविष्ट केलेली आहे. या समावेशक आरक्षणाच्या नियमावलीतील अ.क. १ (क) सार्वजनिक घरे आणि विस्थापितांसाठी घरे बाबत रकाना क. ४ मध्ये अ.क. i) मध्ये Total Land ऐवजी Net Land असा बदल करणे व या नियम कं. १ (क) मध्ये अ.क. iii) अन्वये पुढीलप्रमाणे अट समाविष्ट करण्यात यावी. iii) Out of above said two options, one option shall be allowed at a time. No change will be permitted in such one sanctioned options regarding partial area.  
(Ref. : Government in Urban Development Department, Notification No.TPB-११९८/१८२/CR-३२५/UD-१, Dated ३०<sup>th</sup> May २००९)

**EP- 20**— Land uses and manner of Development are Specifically shown in Appendix "M" of Kannad D.C.R. Out of these, uses at Sr.No. I (d), II (b), III, V (b), (c), (f), VI (e), VII (a), (b), (c), (d), (e), (f), (i), VIII shall proposed to be deleted. The following new uses and manner of development shall propose to be added under Appendix "M" after Sr.No.VIII.

Sr. No	Use Designation (Allocation, or Reservation)	Person /Authority who may develop	Condition : subject to which development is Permissible
1	2	3	4
1	Shopping Centre (SC) & Vegetable Market	Municipal Council or Owner	(1) The Municipal Council may acquire the land & develop the Reservation, OR (2) The Owner may be permitted to develop the Shopping Centre & Veg. Market, provided at least on 10% of the area, of minimum size 2.50m X 2.0m Galas for Veg. Market should be constructed. Shops are to be constructed on the remaining land. Out of the above constructed Veg Market Galas/Shops, 25% of each Veg Market Galas & Shops are to be handed over to the Municipal Council, on payment of cost of construction plus 15% thereof, OR, by his agreeing to hand over free of cost, such 25% of Shops/ Veg. Market Blocks to the Municipal Council, in which case FSI equivalent to the built up area to be surrendered, free of cost shall be available to the owner on the remaining plot over & above the normal permissible FSI.

2	<b>Vegetable Market</b>	Municipal Council or Owner	<p>(1) The Municipal Council may acquire the land &amp; develop the reservation,</p> <p>OR (2) The owner may be permitted to develop the land under Reservation, on his agreeing to handover, 25% of the galas out of the total constructed galas, to the M.C. on payment of cost of construction + 15% thereof, or by his agreeing to handover free of cost such a 25% of galas to the M.C. In which case FSI equivalent to the built up area to be surrendered free of cost shall be available to the owner on the remaining plot over and above the normal permissible FSI.</p>
3	<b>Children's Park</b>	Municipal Council	<p>Municipal Council may develop Children's Park as per norms &amp; conditions prescribed by the Chief Officer M.C. Kannad.</p>
4	<b>Nagar Bhavan and Library</b>	Municipal Council or Owner	<p>(1) The Municipal Council may acquire the land &amp; develop the Reservation,</p> <p>OR 2) The M.C. may acquire 75% area under reservation (However acquisition area shall be at least 0.3 Hect. or total area of reservation, if the area under reservation is less than 0.3 Hect.) as per Act and after paying due compensation to the Owner, M.C. may develop Nagar Bhavan on the above said land. If the remaining area is at least 0.10 Hect., then the owner may be permitted to develop Library on this land. In that case the owner shall built Library on 20% area of the remaining land as per the specifications decided by the Divisional Deputy Director &amp; hand over it free of cost to M.C. The location of the library shall be on the Ground or First floor. Thereafter, the remaining plot / Building may be put to use in conformity with the development plan and owner will be entitled to have full permissible FSI of the reserved plot, without</p>

			taking in to account the area utilised for library
5	Municipal Council Water Supply and Fire Brigade	Municipal Council	
EP 21	Following Appendix is proposed to be inserted: - <b>Appendix Q: - Special Regulations for IT/ITES mentioned in Appendix (enclosed herewith). (Ref. : Government, Urban Development Department, Order No. MISC TPS 2004/687/CR 26/2004/UD-13, dated 20<sup>th</sup> May 2004)</b>		

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## APPENDIX Q

### Special Regulations for Development of IT/ ITES

#### 1. R-1 *Definition:*

In the context of the policy, the Information Technology Industry, industry, IT services and IT Enabled Services as defined below: -

IT Taskforce of Government of India has defined IT software as follows: -

a) **IT Software:** IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.

b) **IT Hardware:** IT Hardware covers approximately 150 IT products notified by Directorate of Industries.

c) **IT Services and IT Enabled Services:** These includes various IT services and are defined by the IT Taskforce of the Government of India as follows :-

“ IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer System for realizing any value addition”

The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time.

#### 2) R-1-2 *Height of the Room for I.T.E. :*

Notwithstanding any thing contained in these regulations, any telematic equipment storage erection facility can have a height as required for effective functioning of that system.

#### 3) R-1.3 *Covered Antenna to be Free of FSI :-*

Any covered Antenna/Dish Antenna/communication Tower will be allowed to be erected free of FSI, if it is used for Telecom (basic Cellular or Satellite Telephone) or ITE purpose which shall include equipment relating to Earth Station, V-Sat, Routes, Transponders and similar ITE related structures or equipment.

#### 4. R-1.4 *I.T.E.s to be allowed in Residential Zone: -*

“Notwithstanding any thing contained in these regulations, IT/ITES on the plots/ premises fronting on roads having width more than 12.00 Mt.” shall be allowed.

#### 5. R-1.5 *I.T.E.s to be allowed in Industrial Zone (I-1): -*

IT/ITES shall be permitted in I-1 Zone & Services Industrial Estates on all plots fronting on roads having width more than 12.00 Mt.

#### 6. R-1.6 *I.T.E.s to be allowed in General Industrial Zone (I-2) & Special Industrial Zone (I-2) :*

IT/ITES shall be permitted on all plots fronting on roads having width more than 12.00 Mt.

#### 7. R-1.7 *I.T.E.s to be allowed in No Development Zone/Green Zone earmarked in the Development Plan: -*

Development Plan of IT/TES with ancillary residential development shall be allowed in No Development Zone subject to the following conditions:-

- (a) The total FSI shall not exceed 0.20
- (b) Residential Development shall not exceed one third of the total built up area.
- (c) Construction of ITE/Ancillary residential use may be permitted (in suitable location so as to keep as much as remaining space open) upto 20 percent on 10 percent of the area of plot. On remaining 90 percent plot, trees shall be planted at the rate of 500 trees per hectare.
- (d) Sub-division of land shall be permitted with the area of plot to be sub-divided being not less than 4000 Sq.Mt.

8. **R-1.8 Additional FSI to IT/I.T.E.s :-**

Subject to approval by Director of Industries, the Commissioner/Chief Officer or as the case may permit the Floor Spaces Indices specified in these regulations to be exceeded to the extent of 100 percent over and above the permissible FSI as under (including for IT/ITEs units located in No Development Zone/Green Zone/Agricultural Zone proposed in the Development Plan or Regional Plan.

- (i) 100 percent additional FSI shall be made available to all IT/TES units in public IT parks.
- (ii) 100 percent additional FSI shall be made available to all registered IT/TES units located in private IT parks approved by the Director of Industries.
- (iii) Permission for erecting towers and antenna upto the height permitted by the Civil Aviation Department shall be granted by the concerned municipal bodies at the time and as a part of approval of building plan itself.

9. **R-1.9 General Terms/Conditions applicable for Development of IT/TES units :**

- (i) Additional FSI to IT/TES would be available only upon full utilization of basic admissible FSI.
- (ii) Additional FSI to IT/TES would be available to IT/TES parks duly approved by the Director of Industries.
- (iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25 percent of the present day market value of the land under reference as indicated in the Ready Reckoner.
- (iv) 25 percent the total premium shall be paid to the Government and remaining 75 percent amount shall be paid to the said respective Municipal Corporation, Municipal Councils, Special Planning Authority or New Town Development Authority. Where no such Planning Authority exists, the share of premium shall be paid to the MIDC.
- (v) The premium so collected by the Planning Authorities / MIDC shall be primarily used for development/ upgradation of all sites infrastructures required for IT/TES park and the utilization of this premium shall be monitored by the empowered committee.

(vi) In the event, the developer comes forward for provision of such of site infrastructure at his own cost, then the respective Planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribed the standards for the work. After completion of the works, the said Planning Authority / MIDC shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority / MIDC.

(vii) **Users/Services ancillary to the IT / ITES :** While developing site for IT / ITES with additional FSI, users ancillary to the principal user as may be approved by the Directorate of Industries shall also be allowed.

(viii) No condonation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI

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